THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28963-08-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	The actual consideration or value, whichever is greater, for this transfer is: $72,500.00. Gail Walker, Managing Partner Affiant Subscribed and sworn to before me this 17th day of August, 2009. Notary Public GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires: August 23, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Three Bean Properties 710 45th Avenue North Nashville, TN 37209	Three Beans Properties 200 Carden Avenue Nashville, TN 37205	Map and Parcel No.: 09112006400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy K. Dennis and Ann K. Gasser**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Three Beans Properties, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 710 45th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This property is not the residence of the Grantors, therefore no marital rights need be conveyed.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of August, 2009.

Peggy K. Dennis by Patrick E. Kelley, Attorney in Fact
Peggy K. Dennis
by Patrick E. Kelley, Attorney in Fact

Ann K. Gasser by Patrick E. Kelley Attorney in Fact
Ann K. Gasser
by Patrick E. Kelley, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090056638 DEEDWARR
Recvd: 08/19/09 09:18 2 pgs
Fees:13.00 Taxes:268.25
20090819-0077942

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Patrick E. Kelley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Peggy K. Dennis** and **Ann K. Gasser** as their Attorney-In-Fact, as the free act and deed of the within named **Peggy K. Dennis** and **Ann K. Gasser**.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2009.

NOTARY PUBLIC
My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 89 and 91 of Block 60, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 89 and 91 front together 50 feet on the easterly side of 45th Avenue, North, formerly 4th Street and run back between parallel lines 105.5 feet to an alley.

Being the same property conveyed to Peggy K. Dennis and Ann K. Gasser by Quitclaim Deed dated March 15, 1999 from Mildred Kern, unmarried of record in Book 11414, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.